

**City of Horseshoe Bay  
City Council Meeting Agenda  
April 23, 2019 at 3:00 PM  
City Hall, 1 Community Drive, Horseshoe Bay, Texas**

**1. Call the Meeting to Order and Establish a Quorum**

Mayor and City Council Members

Mayor Steve Jordan

Mayor Pro Tem Jerry Gray

Council Member Cynthia Clinesmith

Council Member Kent Graham

Council Member Reagan Lambert

Council Member Elaine Waddill

**2. Business**

***For Discussion and Consideration Only; No action to be Taken:***

A. Discuss How the City Can Help Area Realtors in Horseshoe Bay

**3. Adjourn**

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. Notice is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated. I certify that the above notice of meeting was posted at City of Horseshoe Bay City Hall and website, [www.horseshoe-bay-tx.gov](http://www.horseshoe-bay-tx.gov), at least 72 hours prior to the meeting date and time.*

Kerri Craig

Kerri Craig, City Secretary

*The City Council reserves the right to adjourn into executive session at any time during the course of this meeting as authorized by the Texas Government Code. This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made two business days prior to this meeting by calling 830-598-9943 or emailing [kcraig@horseshoe-bay-tx.gov](mailto:kcraig@horseshoe-bay-tx.gov).*

“preamble”

“The British are coming” Paul Revere

Have you heard said “Austin is Coming”? and I have also heard “We do not want to be another Lakeway”

- Welcome – Introductions
- Patty Gillean
- Residential Building Permits Statistics (2015-Current)
- Coleen Sullivan – GIS Administrator
- Controlled Growth
- ACCs Ordinance

Our Goal: to preserve the quality of life we now enjoy

- Questions
- Comments
- How can we help you?

### Market Selector

1. Choose Local Association  
Highland Lakes Association of REALTORS®
2. Choose Market Type  
City/Market Area
3. Choose Market  
Horseshoe Bay
4. Choose Year  
2018

### Market Statistics for 2018 - Horseshoe Bay

Median Price  
**\$354,550**

▲ 9.6% YoY

Closed Sales  
**352**

▲ 1.4% YoY

Active Listings  
**263**

▲ 9.2% YoY

Days on Market  
**116**

23 days less than 2017

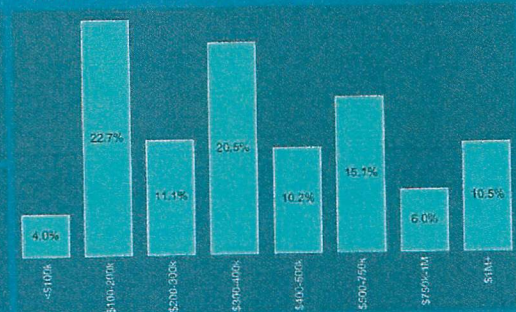
Days to Close  
**32**

4 days less than 2017

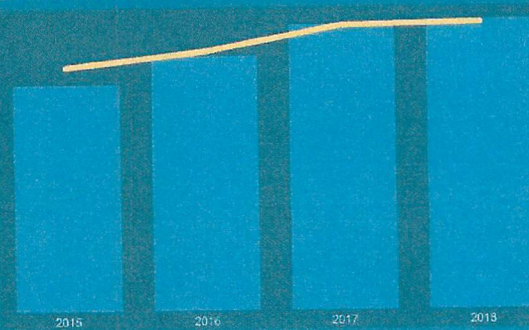
Months Inventory  
**7.6**

Decreased to 7.0 in 2017

### Price Distribution for 2018 - Horseshoe Bay



### Sales & Median Price in Horseshoe Bay



### Top 5 Zip Codes (Association-wide)

Median Price		Median Price Growth	
76869	\$983,650	73527	▲ 41.8%
78669	\$492,500	78609	▲ 17.1%
78663	\$490,900	76539	▲ 10.5%
76820	\$440,800	78654	▲ 0.4%
76527	\$390,000	78611	▲ 9.1%
Active Listings		Fewest Days on Market	
78641	466	76539	50
78657	306	76550	61
78669	242	76549	69
78624	224	78654	70
76549	217	78605	74





# Horseshoe Bay Housing Report

January 2019

## Price Distribution

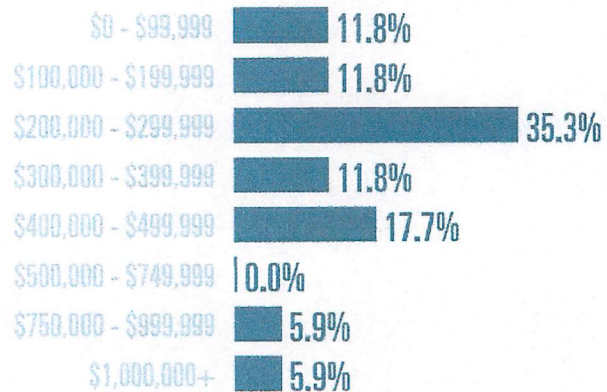


Median price

\$275,000

Down **35.3%**

Compared to January 2018



Active listings

Up **6.5%**

230 in January 2019



Closed sales

Up **21.4%**

17 in January 2019



Days on market

Days on market 116

Days to close 48

Total 164

16 days less than January 2018



Months of inventory

**7.8**

Compared to 7.7 in January 2018

### About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



REAL ESTATE CENTER  
TEXAS A&M UNIVERSITY



Interesting Facts  
Horseshoe Bay Real Estate  
March, 2019

Currently –

1. 145 homes on the market
  - a. Priced \$199,000 to \$6.95M
  - b. Of those, 34 are new construction, priced \$269,000 to 4.965M
  
2. 653 lots on the market
  - a. Priced \$2000 to \$3.6M

**CITY OF HORSESHOE BAY**

**ORDINANCE NO. 2019-17**

**BUILDING PERMIT ORDINANCE AMENDMENT TO CODIFY REQUIREMENTS FOR A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) AND A FINAL CERTIFICATE OF OCCUPANCY (FCO), INCLUDING THE REQUIREMENT FOR A BUILDER/OWNER TO OBTAIN A SIGN-OFF FROM THE SUBDIVISION ARCHITECTURAL CONTROL COMMITTEE (ACC) STATING THAT THE ITEMS REQUIRED BY THE ACC FOR APPROVAL OF THE BUILDING PERMIT HAVE BEEN COMPLETED BEFORE THE CITY WILL ISSUE A PERMANENT CERTIFICATE OF OCCUPANCY (CO)**

**AN ORDINANCE OF THE CITY OF HORSESHOE BAY, TEXAS AMENDING CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.03 BUILDING PERMITS, REVISING SECTION 3.03.009 TO SPECIFY THE REQUIREMENTS FOR A TEMPORARY CERTIFICATE OF OCCUPANCY AND A FINAL CERTIFICATE OF OCCUPANCY, INCLUDING TO REQUIRE A BUILDER/OWNER TO OBTAIN A SIGN-OFF FROM THE ACC THAT THE ITEMS THE ACC REQUIRED FOR APPROVAL OF A BUILDING PERMIT HAVE BEEN COMPLETED BEFORE THE CITY WILL ISSUE A FINAL CERTIFICATE OF OCCUPANCY; RELOCATING THE PART OF THE SECTION REGARDING COMPLIANCE INSPECTIONS TO NEW SECTION 3.03.016; AND PROVIDING FOR SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING**

**WHEREAS**, pursuant to Texas Local Government Code Chapter 214 the City Council is authorized to establish procedures to adopt certain building permit regulations, establish local amendments to such regulations, and provide for the administration and enforcement of the regulations; and

**WHEREAS**, the City Council finds it to be in the best interest of the public to codify the requirements for a Temporary Certificate of Occupancy and for a Final Certificate of Occupancy, including the requirement of a builder/owner to obtain a sign-off from the ACC that the items the ACC required for approval of a building permit have been completed before the City will issue a Final Certificate of Occupancy; and

**WHEREAS**, the City Council of Horseshoe Bay finds that amending Chapter 3 Building Regulations, Article 3.03 Building Permits, Section 3.03.009 and adding new Section 3.03.016 Compliance Inspections as herein described, is in the best interests of the City and is necessary and proper for the good government;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS:**

**I. FINDINGS OF FACT**

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**II. AMENDMENT OF CHAPTER 3 BUILDING REGULATIONS, SECTION 3.03 BUILDING PERMITS SECTION 3.03.009**

**Amendment of Chapter 3 Building Regulations, Article 3.03 Building Permits, Section 3.03.009 No occupancy prior to issuance of a Certificate of Occupancy or a Compliance Inspection by changing the title to Sec. 3.03.009 Temporary certificate of occupancy (TCO) and final certificate of Occupancy (FCO)**

Section 3.03.009 is hereby amended to read as follows:

Sec. 3.03.009 Temporary certificate of occupancy (TCO) and final certificate of Occupancy (FCO)

- (a) A TCO can be issued to allow occupancy while work on outstanding items is being done and prior to issuance of an FCO. Requirements for a TCO are:
  - (1) Approval of a final building inspection by the building inspector;
  - (2) Approval of the grinder final inspection;
  - (3) Approval of City and State required inspections before water service is turned over to the owner by the Water Conservation Specialist;
  - (4) Approval of a Code Compliance inspection by the Code Officer for trash and construction material removal, removal of the dumpster and portable toilet, and provision of the address and yard-light, and any other applicable City Codes; and
  - (5) Submission of the form survey, energy compliance reports and any required engineer inspection reports.
- (b) An FCO, with or without a TCO, can be issued after:
  - (1) Meeting (1) through (5) above;
  - (2) Submitting documentation of the sign-off approval by the appropriate Architectural Control Committee (ACC);
  - (3) Completion of any outstanding item(s) from a Code Compliance inspection by the Code Officer; and
  - (4) Completion of any other City Code requirement.
- (c) If by the 61<sup>st</sup> day after a TCO has been issued an FCO is not approved, the code enforcement officer is authorized to issue a citation to municipal court with a fine of up to \$500.00 per day, with each day being considered a separate offense.

(d) If an FCO is not issued prior to the expiration of the building permit, a permit extension must be approved under the requirements of Section 3.03.012 of this Article.

(e) Enforcement for occupancy of a residential building or unit without a TCO or an FCO is found in Sec. 3.03.016(d)(1) and Sec. 3.03.016(d)(2).

### **III. AMENDMENT OF CHAPTER 3 BUILDING REGULATIONS, SECTION 3.03 BUILDING PERMITS ADDING NEW SECTION 3.03.016**

#### **Amendment of Chapter 3 Building Regulations, Article 3.03 Building Permits, adding new Section 3.03.016 Compliance Inspections**

Sec. 3.03.016 Compliance Inspections (CI) is hereby added to read as follows:

(a) A CI is required for any residential or commercial building or unit that has been vacant and had utilities turned off for 60 days or more, before utilities can be turned on and the building can be reoccupied. A CI application shall be completed and submitted to the Water Conservation Specialist along with a nonrefundable fee as provided for in the fee schedule found in the appendix of this code.

(b) The CI application shall be signed by the Water Conservation Specialist after the commercial or residential building or unit has been inspected and determined to be ready for occupancy in accordance with state and local laws, and applicable codes.

(c) After the CI has been issued, it must be presented to utilities customer service for utilities to be turned on and the commercial or residential building or unit to be occupied.

(d) Enforcement.

(1) No person or business may occupy a commercial or residential building or unit until an TCO or a an FCO, in accordance with the requirements of Sec.3.03.009 of this Article, or a CI has been issued and utilities have been turned on. Any person or business occupying a building prior to the issuance of a TCO or an FCO or an CI and utilities being turned on is subject to a fine of no less than five hundred dollars (\$500.00) and no more than two thousand dollars (\$2,000.00) for each violation plus all costs, fees, penalties, assessments, surcharges, and other charges. Each day a violation occurs or exists shall be considered a separate violation.

(2) All costs incurred by the city relating to enforcement or in making the determinations or inspections necessary hereunder shall be paid by the applicant/owner including, but not limited to, city administrative costs, city inspection costs, and attorney's fees.



#### **IV. SEVERABILITY**

Should any part, sentence or phrase of this Ordinance be determined to be unlawful, void or unenforceable, the validity of the remaining portions of this Ordinance shall not be adversely affected. No portion of this Ordinance shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Ordinance are declared to be severable.

#### **V. REPEALER**

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

#### **VI. EFFECTIVE DATE**

This Ordinance shall be and become effective for Building Permits issued after its passage and publication as may be required by governing law.

#### **VII. PROPER NOTICE AND MEETING**


It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**ADOPTED AND APPROVED** on this 19<sup>th</sup> day of February, 2019 by a vote of the City Council of the City of Horseshoe Bay, Texas.

**CITY OF HORSESHOE BAY, TEXAS**

  
\_\_\_\_\_  
Stephen T. Jordan, Mayor

**Attest:**

  
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Kerri Craig, City Secretary